



Weber County

Notice of Non-buildable Parcel



W3184358

September 17, 2021

Re: Property identified as Parcel # 22-023-0051

Legal Description: See attached Exhibit "A"

EH 3184358 PG 1 OF 5
LEANN H KILTS, WEBER COUNTY RECORDER
17-SEP-21 1230 PM FEE \$1.00 DEP DC
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 23-023-0051 is currently zoned Forest (AV-3) which allows for a variety of uses, including a single-family dwelling, when located on a "Lot of Record" as defined in Title 101 of the Weber County Land Use Code (LUC). Following historical research of the parcel (see Exhibit "B"), the subject parcel has been found to **NOT** meet any of the definitions of a "Lot of Record" as listed below and found in LUC§101-1-7:

Lot of record. A lot of record is defined as any one of the following circumstances:

- (1) A parcel of real property identified as a building lot on an unrecorded subdivision plat that has been approved by Weber County and is on file in the Weber County Planning Office; or*
- (2) A parcel of real property identified as a building lot on a subdivision plat that has been approved by Weber County and recorded in the office of the Weber County Recorder; or*
- (3) A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder before January 1, 1966; or*
- (4) A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder in between January 1, 1966, and June 30, 1992, which complied with the zoning requirements in effect at the time of its creation and was shown to be the first or second division of a larger parent parcel; or*
- (5) A parcel or lot that was created in its current size and configuration and contained a lawfully permitted single family dwelling prior to July 1, 1992; or*
- (6) A parcel/lot that does not fall within any one of the previously listed circumstances but has received a variance from the Weber County Board of Adjustment which has otherwise deemed a particular parcel/lot as a lot of record.*

The Weber County Planning Division cannot issue a Land Use Permit to develop this parcel until the parcel meets one of the above described circumstances.

This letter addresses the legal status of the parcel and the findings provided are based upon the parcel's conformance with the Weber County Land Use Code as described above. The site has not been inspected to ensure that existing uses are allowed and existing structures meet required yard setbacks. These factors can affect a land owner's ability to obtain a Land Use Permit and Building Permit. There may also be additional requirements that need to be met prior to the issuance of future permits.

Signatures on the following page.



Weber County

Dated this 17 day of September, 2021

Planner Technician
Weber County Planning Division

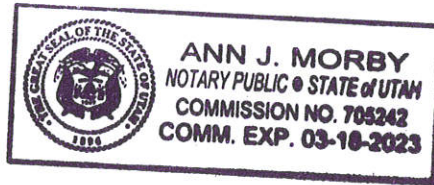
STATE OF UTAH)

:ss

COUNTY OF WEBER)

On this 17 day of Sept., 2021, personally appeared before me, Ann J. Morby, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at:





Weber County

Exhibit "A"

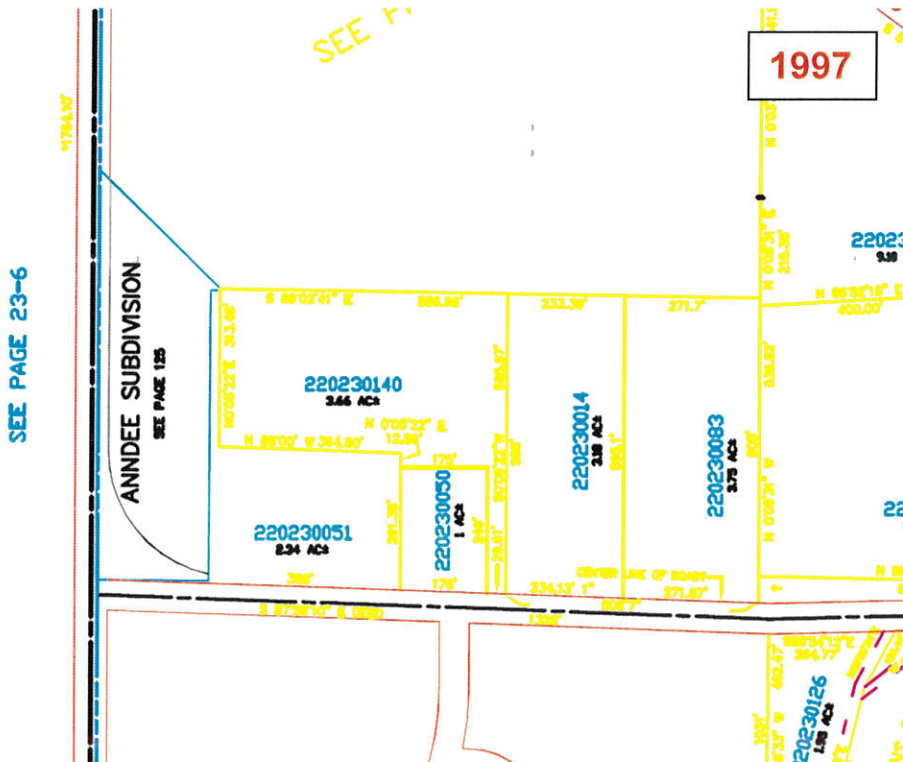
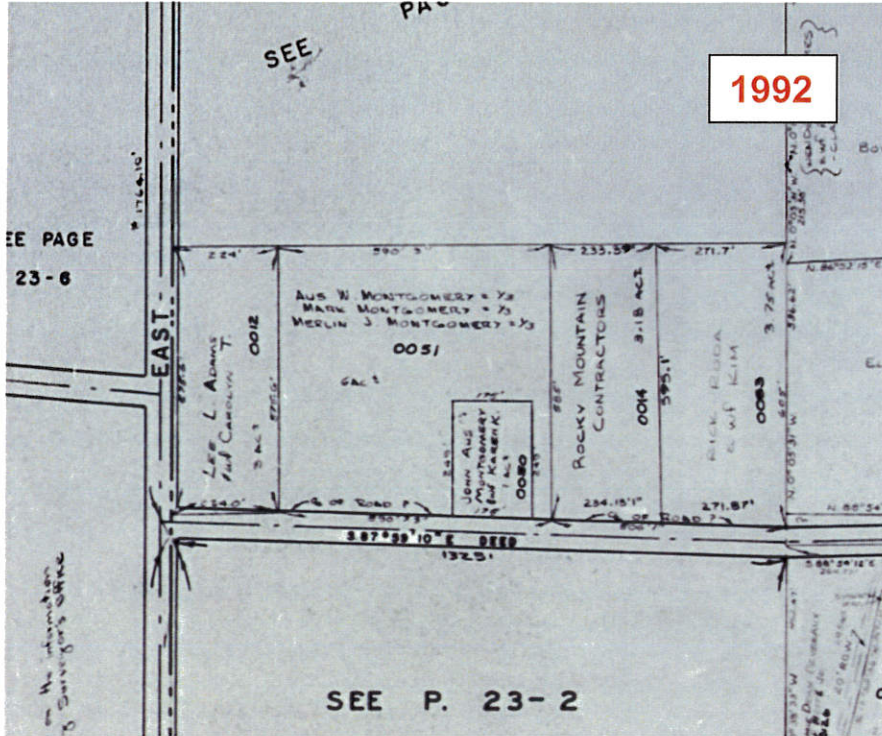
Parcel # 22-023-0051

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT 69 RODS SOUTH AND 224 FEET EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 575 FEET THENCE SOUTH 88° EAST 386 FEET, THENCE NORTH 261.86 FEET, THENCE NORTH 88°00' WEST 364.80 FEET, THENCE NORTH 0°05'22" EAST 313.46 FEET, THENCE WEST 22 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



Exhibit "B"

The subject parcel was modified outside of a subdivision plat following platting requirements enacted in 1992.





Weber County

2021

